



WALNUT CREEK MUTUAL NO. EIGHT

ANNUAL MEETING MINUTES
THURSDAY, JUNE 8TH, 2023, at 2:00 PM
IN-PERSON AND ZOOM MEETING
CLUBROOM – CREEKSIDE CLUBHOUSE
1010 STANLEY DOLLAR DR. – WALNUT CREEK, CA 94595

Call to Order

The Annual Meeting was called to order at 2:00 p.m.

Introductions

Dick Coleman – President
Luther Avery – Vice President (Zoom)
Judy Graboyes – Treasurer (Zoom)
Bob Eisner – Secretary
Alfreda Bell - Director

Mutual Operations Staff:

Paul Donner, Mutual Operations Director
Tom Hand, Chief Financial Officer
Rick West, Building Maintenance Manager
John Tawaststjerna, Landscape Manager
Lucy Limon, Board Services Coordinator

Election of Director (3-Year Term)

The following is a report prepared by the Inspector of Elections – Jim Ware:

I, Jim Ware, the undersigned Inspector of Elections, hereby certify that the following is a correct tally of the votes in the matter of:

Mutual No. Eight
2023 Director Election
MAY 1ST, 2023
ZOOM BALLOT COUNT

Total Ballots Received: 48
Total Invalid Ballots: 2
Total Valid Ballot: 46

EACH CANDIDATE RECEIVED THE FOLLOWING NUMBER OF VOTES:

RICHARD COLEMAN: 42
LUTHER AVERY: 39



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Richard Coleman and Luther Avery received the greatest number of votes and therefore are elected to a three-year term ending in 2026 for the open seats on the Mutual No. Eight Board of Directors.

Staff Reports

a. Maintenance Report by Rick West:

Rick West provided the following report:

INFORMATION ITEMS: Work Completed in 2022.

1. 1208 Skycrest Domestic Water 2022 Re - Piping Project.
Phase I Scope of work included: Replacement of the Main Horizontal Galvanized Line with copper Piping. Also, installation of four new isolation valves.
Contractor: Davis Plumbing - Cost \$13,137.50
(This Project was completed).
2. 1208 Skycrest - Domestic Water 2023 vertical Re - Piping Project.
Phase II Scope of work will include Replacement of the vertical Galvanized Lines with Pex Piping. Cost also includes that tear out and put back of drywall, texture and paint.
(This Project is still pending Board approval).
3. 1324 Skycrest – Removed and Replace two sections of 6’x 5’and 11’ x 5’ concrete walkways due to tree roots. Contractor: Fleece Construction - Cost \$2,500.00.
(This Project was completed).
4. 1268 Skycrest units 2-4, 6-8 – Removed and Replace two sections of 9’ x 6’ concrete walkways due to tree roots. Contractor: Fleece Construction - Cost \$3,625.00.
(This Project was completed).
5. 1232 Skycrest – Removed and Replace section of 5’x 5’ concrete walkway due to tree roots. Contractor: Fleece Construction \$1,225.00.
(This Project was completed).
6. 1224 Skycrest 20’ Long trench for PG&E Electrical work. Contractor: Terra Landscaping.
Estimate - \$2,500.00.
(This Project was completed).
7. The Mutual hired Sang Electric again last year to be completed the 2022 Annual Manor Inspections.
Cost \$7,725.00
(This Project was completed).



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b. Landscape Report by John Tawaststjerna:

John Tawaststjerna reported that M8 is 1.5 years into a 5-year contract with Terra Landscape. Weed abatement is currently the main priority due to fire season approaching. The irrigation controllers have been completely updated. A new Irrigation Tech has been introduced to the area; her name is Victoria Vasquez.

c. Financial Report by Paul Donner:

As of February 28th, 2023:

Operating Fund Balance:	\$135,783
Reserve Fund Balance:	\$694,401

Paul Donner advised that the Mutual is \$9,909 better than budget. Mutual 8 is in good financial shape.

Reports of Officers and Committees

a. Finance Report by Judy Grayobes:

Judy Grayobes reported on the following:

YTD: exceeds expenses \$24,568.

Reserves: 476,000 more than was spent.

Operation: 92,000

b. Building Maintenance Report by Luther Avery:

Luther Avery announced that he will be retiring from the Board after eight years. He expressed his gratitude and MOD staff for their support over the years.

c. Landscape Report by Alfreda Bell:

Alfreda reported that the committee has been addressing the damage caused by the storms this year. She thanked the members for their help during the rehab.

d. Membership Report by Sally Kennedy:

Sally reported that there have been 3 new members who have joined M8.

e. Social Report by Sharon Castilla:

Dick reported for Sally Kennedy – There will be a snack and chat on June 22. Residents are encouraged to bring something to share.

f. Emergency Preparedness report by John Kawamura:

John reported that the committee is looking for volunteers. He attended a seminar for wildfire preparedness, which he will be reporting on at the next Board meeting.



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Other Reports

a. President's Report:

Dick Coleman mentioned that going forward the Board meetings will be happening in person. President Coleman expressed his gratitude to the Board and MOD staff for all the time and dedication to Mutual 8. This year Mutual 8 residents experienced a hard time with the rise in insurance prices. However, Rossmoor is not an exception with the rise in insurance premiums in CA.

Multiple reminders have gone out to residents to remind them to properly recycle their items. Failure to do so results in extra charges to the Mutual.

Although the drought is considerably less "active", residents are encouraged to be mindful of their water usage.

Social events will continue to happen, keep an eye out for them.

Members' Forum

Residents were afforded the opportunity to express their general concerns and make comments. Topics discussed included: insurance, comcast issues, compost containers, fire walls, parking spaces, landscape improvements, and water conservation.

Adjournment

The meeting was adjourned at 3:14 p.m. and moved directly into an Organizational meeting.

Secretary's Certificate

I hereby certify that the foregoing is a true and correct copy of the minutes of the Annual Members' Meeting.

Lucy Limon

Assistant Secretary Mutual No. Eight